



City of Seattle Preliminary Assessment Report

July 28, 2008

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as a reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for screening and acceptance (SDOT CAM 2206 and 2209).

Note: The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If a SIP is required, SDOT must accept your SIP before DPD construction intake (see CAM 2209).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

Project Summary

AP/Project No.	6166730	Ground Disturbance	N
Application Template	BLDG	Description of Work	Phase III of III, (structural & architectural to completion) - Construct mixed use buildings and occupy per plans.
Application Type	CONSTRUCTION AND DEVELOPMENT		
Category	COMMERCIAL		
DPD Review Type	FULL C		
Address	505 Yale Ave N	Permit Remarks	
Location			
Zoning			
King County APN	2925049046	Applicant	BARRY AARONSON 223 YALE AVE N SEATTLE WA 98109 (206) 223-5084
Permit Status	Initial Information Collected		
Linked AP/Project Nos.	3007324, 6183601, 6183600		
Date PASV Completed	(Waived)	Applicant Email	baaronson@nbbj.com
SDOT Project No	67417		

Seattle City Light Requirements

Contact: Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Street and Alley Requirements

YALE AVE N

10-foot horizontal clearance required between power lines and permanent structures. Review DPD CAM 122, Electric Utility Clearance Requirements, and SCL Construction Guideline D2-3, Clearances from Structures and Ground (<http://www.seattle.gov/Light/engstd/>). Changes to SCL's system to meet clearances are done at the project's expense. Overhead high-voltage lines at southeast portion of property.

State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines

temporarily. This SCL work is done at the project's expense. Overhead high-voltage lines along both sides of Yale Ave N

Scaled building elevation drawings will be required to determine clearances.

REPUBLICAN ST

Relocating an SCL pole may be required at project's expense.

Relocating an SCL guy wire and anchor may be required at project's expense.

PONTIUS AVE N

Other requirements: Based on the information provided at this time, it appears that no alterations to the existing SCL electrical distribution system are required. Be advised that it is the applicant's responsibility to seek guidance from SCL should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

MERCER ST

10-foot horizontal clearance required between power lines and permanent structures. Review DPD CAM 122, Electric Utility Clearance Requirements, and SCL Construction Guideline D2-3, Clearances from Structures and Ground (<http://www.seattle.gov/Light/engstd/>). Changes to SCL's system to meet clearances are done at the project's expense. Overhead high-voltage lines along south side of Mercer St.

State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. Overhead high-voltage lines along south side of Mercer St.

Scaled building elevation drawings will be required to determine clearances.

Easements

SCL power easement may be required. Property survey may be required at project's expense.

Conservation

Energy Smart Services. Seattle City Light offers energy conservation grants for large new construction projects designed to exceed the energy efficiency requirements of the Seattle Energy Code. Contact Seattle City Light early in the design process to receive free energy analyses and funding estimates by utility staff, and funding for whole-building energy analysis by private sector consultants. The program is win-win. Tenants and buyers are attracted by reduced operating costs, while the project developers benefit from additional LEED points and grants to help offset increases in construction costs. The utility meets load growth through an investment that is less expensive than building new generating facilities. Designers are better able to promote the economics of cutting edge designs. Call (206) 684-3254 today to take advantage of this opportunity.

Other Requirements

- Maintain safety clearance from overhead high-voltage lines from Mercer St onto private property until removed. All SCL equipment (transformers, power lines, pole & anchor) to be removed. Coordinate with SCL service representative & engineer. On Yale Ave N: overhead high-voltage lines on west side (southeast portion of project) will be relocated to east side upon completion of construction at 500 Yale Ave N. Maintain all safety clearances.

DPD Drainage Requirements

Contact: Cristofer K Horbelt, (206) 615-1485, Cristofer.Horbelt@Seattle.Gov

Existing Public Drainage Infrastructure

Sanitary sewer main location: Republican St, Mercer St, Pontius Ave

Sanitary sewer main size: 18-inch, 8-inch, 8-inch respectively.

Storm drainage main location: Mercer St, Pontius Ave

Storm drainage main size: 18-inch, 60-inch respectively.

Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Public storm drain system.

An extension of the public storm drain is required (SMC 21.16.270 B). "swale on Yale"

Projects with 5,000 ft² or more of new pollution-generating impervious surfaces or greater than 1 acre of accumulative new and replaced pollution-generating impervious surface combined between the right of way

and private property shall be required to install and maintain a stormwater treatment facility (SMC 22.802.016 B1).

Permanent and Temporary Dewatering

Per SMC 21.16.110, the proposed project requires a separate Side Sewer Permit for Temporary Dewatering based on the following: one acre or greater of land disturbing activity. Construction is one acre or greater of land disturbing activity (NPDES Phase II Construction permit required from the Department of Ecology). Depending upon excavation depth, groundwater elevation, additional approvals may be required.

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Public storm drain system.

DPD Land Use Code Requirements

Contact: Lawrence L Falk, (206) 684-0471, larry.falk@seattle.gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

YALE AVE N

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treeplanting.htm>.

Existing curbcuts that will no longer be used are required to be removed, and the curblines reinstalled, per SDOT standards.

REPUBLICAN ST

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A 3 ft. foot dedication is required. Refer to CAM 2203 and see SDOT Street Use for early design guidance.

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Existing curbcuts that will no longer be used are required to be removed, and the curblines reinstalled, per SDOT standards.

SDOT Requirements

Contact: Joel Prather, (206) 615-0772, joel.prather@seattle.gov

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

Permit Requirements

SDOT Project No: 67417

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). Street Improvement Plan (SIP) must be accepted by SDOT prior to DPD intake. Please visit SDOT's Street Use website at:

http://www.seattle.gov/transportation/stuse_docs.htm to obtain SDOT Client Assistance Memos (CAMs), applications, templates, packets and checklists to assist in obtaining your street improvement permit (SIP).

Annual permit for structural buildings overhang required. All encroachments in the public right-of-way (ROW) require an annual 30-day revocable permit and potentially an indemnity agreement including insurance. Be advised that there is the potential that in the future these annual permit fees will be aligned with the property's market value and could escalate considerably over time. See SDOT Street Use for early design guidance.

Annual permit for marquee/awning required. All encroachments in the public right-of-way (ROW) require an annual 30-day revocable permit and potentially an indemnity agreement including insurance. Be advised that there is the potential that in the future these annual permit fees will be aligned with the property's market value and could escalate considerably over time. See SDOT Street Use for early design guidance.

Design Requirements

YALE AVE N

Other requirements: st improvements per review and application on file under SDOT 67417 (Leo Kaarrekoski 684-5234). Concept approval for st imp required prior to DPD intake of this application.

REPUBLICAN ST

Other requirements: verify with DPD that 3' ROW provision is setback in lieu of dedication due to existing curb. Sidewalk easement may be necessary if utilized for public.

PONTIUS AVE N

Other requirements: st improvements per review and application on file under SDOT 67417 (Leo Kaarrekoski 684-5234). Concept approval for st imp required prior to DPD intake of this application.

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SPU Requirements

Contact: Jennyfer Jacobsen, (206) 684-8766, JacobsJS@seattle.gov

Existing Public Infrastructure - Water

Water main location: Yale Ave E

Water main size: 8"

Water main pipe material: CI

Closest fire hydrant location: Yale Ave E & Republican ST

Closest fire hydrant distance from property line: 50'

Water Availability

The water infrastructure information shown is preliminary. Apply for a water availability review. Additional information and a review application can be found on our web site: <http://www.seattle.gov/util>

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Please Note: SDOT policy prohibits the removal of trees in the public right-of-way. You are required to design your project to meet SDOT's policy. Exceptions to this policy require review and approval by SDOT Urban Forestry. For residential projects, call (206) 684-TREE; for all others, call (206) 684-5693. Please contact SDOT Urban Forestry immediately if you are proposing to remove street trees. If an exception from street tree removal is not granted, the project will need to be redesigned to preserve street trees.

Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal available on the DPD website for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:
North of Denny Way (206) 615-0600
South of Denny Way (206) 386-4200
Large Commercial & Industrial (206) 233-7177
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
8. When all issues have been addressed, you may schedule an intake appointment with DPD.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.